



OSHKOSH, NEENAH, AND MENASHA FAMILY HOUSING PROGRAM INFORMATION

The Oshkosh Housing Authority has available for rent 70 family housing units consisting of two and three bedroom townhouses, two, three and four bedroom side by side duplexes, as well as four and five bedroom single family homes located on scattered sites throughout the city of Oshkosh. The Winnebago County Housing Authority has available for rent an additional 86 family housing units consisting of two, three, four, and five bedroom duplexes located on scattered sites within the cities of Oshkosh, Neenah, and Menasha in Winnebago County.

Persons who wish to rent a family dwelling unit must meet a number of requirements in order to be eligible as a tenant. The major requirements and a short description of the project facilities are listed below:

ELIGIBILITY

Applicants must meet any applicable income limits. An applicant must qualify as a family. The term family includes: (1) a single or married person with minor aged dependent(s); (2) a single or married couple with dependent(s) having a full-time student status; or (3) a handicapped or disabled person as defined by Social Security Act or a doctor's certificate which requires one such individual living together with another person who is essential to their care or well being.

ASSET LIMITATIONS

There are no asset limitations. Assets include all liquid and real property including savings accounts, stocks, bonds, IRA'S, checking accounts and real estate. It does not include personal property.

In determining income for eligibility, income received from assets of \$5,000 or less shall be included. If assets are more than \$5,000, income for eligibility shall include the greater of (1) actual income from assets, or (2) 2 percent of asset value.

MONTHLY RENT & SECURITY DEPOSIT

The monthly rent is calculated at 30% of your gross *adjusted* monthly income. Deductions from your gross income for the purposes of determining your monthly rent can be made, including \$480 for each minor dependent; Child care expenses- for the care of children under 13 years of age, but only where such care is necessary to enable a family member to be gainfully employed or to further his or her education; and other unusual expenses as determined by HUD regulations.

A market rate rent option is available to residents interested in paying a monthly flat rent rate not subject to fluctuations in income-based rent calculations. This option reduces paperwork and reporting requirements.

A security deposit is required of each tenant. This is a one-time fee and will be returned to you when you vacate your unit less any charges including damages or delinquent rent. The amount of the security deposit is \$200.00 for a two bedroom unit and \$300.00 for a three - five bedroom unit. Tenants may have the opportunity to pay the security deposit in monthly installments with initial payment due at lease signing.

UTILITIES

The tenant is responsible for the cost of all utilities including, but not limited to: (1) electricity; (2) gas; (3) water and sewer; (4) telephone; (5) cable / satellite TV; (6) any other utilities. Tenants are required by the lease agreement to pay all electric, gas, water, and sewer bills when due.

UNIT DESCRIPTION

OSHKOSH HOUSING AUTHORITY FAMILY UNITS:

- **Townhouses:** two bedroom units have 1 bath, three bedroom units have 1 ½ baths. All units have personal garage. Units have private basement (except handicapped units) and outdoor patio. All units have living room, kitchen with refrigerator and range (with hood fan), washer and dryer hook-ups (electric).
- **Side by Side Duplexes:** three bedroom units with 1 bath, four bedroom units have 1.5 baths. Units have private basement and yard. All units have living room, dining room, kitchen with refrigerator and range (with hood fan), basement washer and dryer hook-ups (gas). Units have either personal garage or storage shed. Lawn care is the responsibility of the tenant.
- **Single Family Homes:** four and five bedroom units with 2 full baths. Units have private basement and yard. All units have living room, dining room, kitchen with refrigerator and range (with hood fan), basement washer and dryer hook-ups (gas). Units have personal garage. Lawn care is the responsibility of the tenant.
- **All units:** Flooring throughout the unit is vinyl tile or linoleum. Tenants may utilize carpet and rugs within their units but are not able to tape or glue the carpet or rug down. Pets are permitted with certain restrictions and a non-refundable deposit. Tenants are responsible for keeping their units clean and orderly at **all** times and for the removal of snow and ice from public/service walks and driveways that service the dwelling unit.

WINNEBAGO COUNTY HOUSING AUTHORITY FAMILY UNITS:

- Units consist of two bedrooms - 1 bath; three bedrooms - 1 ½ baths; four or five bedrooms - 2 full baths. All units have a living room, and a kitchen with a gas or electric stove, refrigerator, range and range hood with fan. Throughout the unit floor covering is vinyl tile. Tenants may carpet their units as they wish. A large number of the available units have a private basement (except handicapped units). All units provide a private garages or storage shed. Washer and dryer hook-ups are present.
- Pets are generally permitted with restrictions. Tenants are responsible for keeping their units clean and orderly at all times and for the removal of snow and ice from public/service walks and driveways that service the dwelling unit. Lawn care is the responsibility of the tenant in all single family and duplex units.

APPLICATION PROCEDURES

Applications can be obtained the following ways:

- Access an application online at www.ohawcha.org. Mail the completed application to Oshkosh Housing Authority, PO Box 0397, Oshkosh, WI 54903
- Request an application by mail. Call 920.424.1470 and follow the menu directions. Remember to provide your name and mailing address.
- Stop in at the Oshkosh Housing Authority main office located at 600 Merritt Avenue, Oshkosh, WI and pick an application up in person.

CONTACT INFORMATION

OSHKOSH HOUSING AUTHORITY WINNEBAGO COUNTY HOUSING AUTHORITY

PO BOX 0397

600 Merritt Ave, Oshkosh, WI 54903

(920) 424-1470 (920) 424-1479 TDD

Fax: 920.424.1474

www.ohawcha.org

The Oshkosh Housing Authority and Winnebago County Housing Authority do not discriminate on the basis of race, color, religion, sex, age, sexual preference, national origin, familial status, or disability in the admission or access to, or treatment or employment in, it's federally assisted programs and activities.

